

# MBIDS vs PBIDS - AT A GLANCE

<b>ACTIVITY</b>	<b>MBIDS (1989 Act, Streets &amp; Hwy Code)</b>	<b>PBIDS (1994 Act, Streets &amp; Hwy Code)</b>
<b>Assessment levied on</b>	<b>Business owners (may include landlords)</b>	<b>Property owners (Can include business owners)</b>
<b>Eligible activities</b>	<b>Unlimited range of improvements &amp; activities</b>	<b>Unlimited range of improvements &amp; activities</b>
<b>Basis of assessment</b>	<b>Typically business type, size, location</b>	<b>Typically building and/or property size, location</b>
<b>Time required to form</b>	<b>Typically 6-9 months, including planning time</b>	<b>May range up to 2 years or longer, including planning time and petition circulation</b>
<b>Initiated by</b>	<b>City Council and/or business owner request</b>	<b>Property owner petition</b>
<b>Support petition required</b>	<b>N/A – But business owners are required to participate on the formation/steering committee</b>	<b>Owners paying 50% or more of PBID fees</b>
<b>Assessment collected by</b>	<b>City – manual bills to each owner</b>	<b>County – added to property tax roll</b>
<b>Life of district</b>	<b>One year, renewable annually</b>	<b>Up to five years (10 years upon renewal)</b>
<b>Adoption procedure</b>	<b>Notice, 2 hearings (new), 1 hearing (renewal) 2 ordinances</b>	<b>Notice, 1 hearing, 2 ordinances, record map</b>
<b>Protest hearing required</b>	<b>Yes</b>	<b>Yes</b>
<b>Protests required to stop district</b>	<b>Majority protest of businesses paying 50% or more of MBID Assessments</b>	<b>Majority protest of owners paying 50% or more of PBID Assessments</b>

<b>ACTIVITY</b>	<b>MBIDS (1989 Act, Streets &amp; Hwy Code)</b>	<b>PBIDS (1994 Act, Streets &amp; Hwy Code)</b>
<b>Vote/election required</b>	<b>None</b>	<b>Yes (per Prop 218). Yes vote of owners paying more than 50% of PBID assessments is required</b>
<b>Advisory Board or Owners Association required</b>	<b>Yes – Advisory Board appointed by City Council</b>	<b>Yes – Owners Association elected by Stakeholders</b>
<b>Manager of funds</b>	<b>City and/or Advisory Board/Associates</b>	<b>City and/or Owners Association</b>
<b>Annual renewal procedure</b>	<b>Notice, hearing, 2 ordinances, and submission of updated budget and assessment data required</b>	<b>None, but submission of updated assessment data required annually (must start over after five years)</b>
<b>Annual opportunity to protest</b>	<b>Yes</b>	<b>Yes, 30-day period each year</b>
<b>Modify Management Plan (excludes change in boundaries or assessments)</b>	<b>N/A</b>	<b>Through written request of Owners Association: Notice and Public Hearing</b>
<b>Changes to boundaries or changes to assessments</b>	<b>Can occur annually with each renewal</b>	<b>Via written request of Owners Association, may require a Prop 218 vote.</b>
<b>Disestablishment procedure</b>	<b>Resolution adopted by City Council, Public Hearing, Notice to all business owners, Ordinance to disestablish</b>	<b>By City Council for defined reasons or by property owners with petitions representing 50% or more of the assessments: Resolution adopted by City Council, Public Hearing, Notice to all business owners, Ordinance to disestablish</b>